# *DEVELOPMENT IMPACT REPORT*
# *FOR*
# *ASSISTED LIVING HOUSING COMMUNITY*
# *518 Pleasant Street*
# *FRAMINGHAM, MASSACHUSETTS*

*Prepared for:* ***BSL Framingham Development, LLC***
***c/o Benchmark Senior Living***
***201 Jones Road, Third Floor West***
***Waltham, MA 02451***

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## 1. PROJECT SUMMARY

The land at 518 Pleasant Street is owned by Brendon Properties Northside Meadow, LLC, ("Brendon Properties"). An "Approval Not Required" plan to subdivide the land into two, fully conforming frontage lots is being filed with the Planning Board by Brendon Properties. After issuance of the required approvals from the Planning Board and the Conservation Commission, BSL will purchase the land shown as Lot 2A on this plan from Brendon Properties. Lot 2A contains an area of 8.6 acres and has frontage on both Pleasant Street and Temple Street.

BSL Framingham Development, LLC, ("BSL") proposes to construct and operate a 52 unit assisted living community consisting of a single building containing approximately 59,650 square feet and associated exterior gardens, landscaping and parking improvements. In addition to providing rental housing for seniors, the community will provide restaurant-style dining services, health monitoring, personal care planning, transportation, house-keeping, and organized activities/entertainment/education for all residents. The community will also offer residents assistance with the activities of daily living such as dressing, bathing, medication management, mobility, and laundry. The building will contain housing for 104 residents in private bedrooms along with extensive common areas for the enjoyment of the residents, and back-of-house facilities for staff and services.

The building is divided into two sections: a single-story section of the building that faces Pleasant Street which will be dedicated to caring for residents who are living with memory-loss, and a two-story section of the building that will include assisted living units along with associated common areas, the wellness center, and the primary kitchen. The exterior improvements will include three, landscaped courtyards for outdoor resident activities, landscaping and a walkway surrounding the building, parking for staff and visitors, and a loading area for deliveries and refuse removal.

As shown on the site plans by VHB, the sole vehicular access to/from the assisted living building will be from Pleasant Street. A second means of emergency access and egress will be shared with the proposed active adult housing development by Brendon Properties. Any necessary easements will be conveyed, and a gate will be constructed along a common lot line as shown on the site plans. The gate will only be accessed by emergency vehicles in the event necessary.

The building will be serviced by Town water and sewer. All other utilities are readily available to the site.

Construction is expected to begin either in the Fall of 2016 or in the Spring of 2017. Construction will take approximately 12 to 14 months, with the entire building scheduled to be constructed in one phase.

## 2. Urban Design Objectives

The project is located in a primarily residential neighborhood of single-family houses and is zoned Single Family Residence (R-3). The site was previously used for religious and educational uses as a seminary, retreat center and housing for the Marist Fathers, a religious order. Although it is a State designated route and a primary roadway within the Town, this portion of Pleasant Street (Route 30) does not contain connections or stops for public transit. As it does at its other assisted living housing communities, BSL provides transportation for the convenience of its residents to take them to and from medical appointments and other destinations.

Sidewalks will be incorporated into the site plan, and a proposed sidewalk and pedestrian crossing will be constructed on Temple Street along the site property, subject to necessary approvals and in accordance with conditions of approval set forth in the Decision of the Zoning Board of Appeals (Case No. 15-51) dated March 8, 2016 granting a Special Permit for the proposed assisted living housing community. The sidewalk on Temple Street is continuous to the business district on Worcester Road. The sidewalk on Pleasant Street in an easterly direction connects to the retail shops, restaurants and other amenities in the Framingham Center business district. The Applicant will also install a bicycle rack as required by the Planning Board.

### 3. Best Management Practices, Low Impact Development, HVAC and Mechanical Systems and Energy Efficient Features

The project, as designed, utilizes deep sump catch basins at all inlet locations as a means of storm water collection and pretreatment. Once collected, all storm water passes through a Water Quality Unit for additional treatment prior to discharge into the on-site Infiltration Basin. This on-site Infiltration Basin effectively stores, treats, and eventually infiltrates collected storm water. The Infiltration Basin will be used to provide peak flow attenuation, provide groundwater recharge, and, in combination with the deep sump catch basins and Water Quality Unit, provide TSS removal.

The building will include heating, cooling, and ventilation systems necessary to properly condition indoor air for the residential use. The HVAC systems will most likely be an electric heat pump system for heating and cooling along with a heat recovery ventilation system. An alternative system to the electric heat pump system would be a gas-fired heating system with central air conditioning. Domestic hot water will be provided via gas-fired hot water heaters. Most of the HVAC equipment will be inside the building; however, it will include heat pump components that will be ground mounted on the exterior of the building as shown on the plans. All HVAC systems will be fully code compliant and high efficiency.

The kitchen will include exhaust ventilation as required for the cooking facilities, which will be either internal to the building or mounted on the roof above the kitchen. This area of the roof is in the rear of the building facing a substantial wooded buffer that exists between the proposed building and Temple Street. HVAC equipment is not expected to be visible from single-family residences in the immediate area.

Refuse and recycling will be stored in a dumpster enclosure at the rear of the building facing a substantial wooded buffer that exists between the proposed building and Temple Street.

Additionally the dumpsters themselves will be surrounded on all four sides by a solid enclosure. It is expected that refuse and recycling will be picked up approximately two to three times per week.

The proposed development will also include an emergency generator that is also located in the rear of the building as shown on the plans. This generator will be housed in a sound enclosure and will only operate during emergencies, maintenance, and for scheduled exercise as recommended by the manufacturer (typically once per week for roughly 30 minutes).

The building includes a service entrance at the rear of the building that will be used for food and other deliveries, as well as a staff entry. This area is located in the rear of the building facing a substantial wooded buffer that exists between the proposed building and Temple Street. Primary food deliveries are expected twice per week with smaller deliveries of produce, bread, dairy, parcels, and other miscellaneous deliveries occurring between one and four times per week.

As the building will be home to the future residents, it will be active and staffed 24 hours a day, 7 days per week. The largest shift will be during the day, and is expected to consist of approximately 30 employees.

## 4. Sewer Service Infrastructure

As proposed, the sanitary sewer for this project will connect to the existing town sewer main located in Pleasant Street. An on-site grease trap is proposed to separate any undesirable kitchen waste before entering the Town's sanitary sewer system. During preliminary meetings with the Town's Engineering Department the Applicant's representative was provided with direction regarding approximate connection locations.

## 5. Blasting and Soil Compaction Activities

Based on the Geotechnical report the soils appear adequate and there does not appear to be much ledge present on this site. At this time there is no blasting anticipated and soil compaction will just be required to attain the required soil bearing capacity for the foundation.

## 6. Water Service Infrastructure

Based on preliminary information from the Town Engineering Department the existing water infrastructure appears sufficient to support this use. There will be a continuous water loop throughout this site and the active adult community which will provide water to the development. The Mechanical Engineer will prepare and submit calculations as part of the Building Permit Application process based on the demand for this project. At this time the Applicant does not know of any upgrades to the Town system that will be required for this development.

## 7. Parking Impact Report

Sufficient parking will be provided onsite for all residents, staff, and visitors. As the average age in the community is likely to be 85 or higher, it is expected that few, if any, of the residents will drive or own cars. Therefore, parking is almost exclusively for staff and visitors. As the owner/operator of over fifty communities throughout the northeast, the applicant has extensive experience with the parking requirements for this use. To support the proposed parking plan, the applicant commissioned a parking study of four similarly sized communities offering comparable use and staffing profiles. This study measured actual parking utilization and equates the parking utilization to both occupied beds and number of employees. The results of the study show an average parking rate of 0.51 parking spaces per occupied bed which would equate to 53 occupied spaces during the weekday peak hour. See "Table 3 Benchmark Parking Generation Study" attached hereto and containing parking data at similar facilities operated by Benchmark Senior Living

Section IV.B.1.a.3. of the Zoning By-Law requires that the proposed assisted living community contain 82 off-street parking spaces based upon the number of proposed employees (maximum shift of 30) and the number of dwelling units. For the reasons stated above, it is BSL's position that this number is significantly higher than the actual requirement and would result in the construction of unnecessary paving on the site. The proposed plan includes 62 spaces which provides approximately 20% more parking spaces than BSL deems necessary to ensure adequate availability of parking spaces for the proposed use.

## 8. Traffic Impact Report

A Traffic Impact Report prepared by VHB, together with supplemental memoranda, is being submitted with this Application.

## 9. Hydrology, Drainage Calculations and Environmental

A Stormwater Management Report has been prepared by VHB and is being submitted with this Application. In addition, the Applicant is preparing a Notice of Intent for submission to the Framingham Conservation Commission. This will contain a wetland impact analysis as required.

# TABLE 3
# BENCHMARK PARKING GENERATION STUDY
## Weekday Peak

| | Number of Parked Vehicles | Number of Beds | *Parked Vehicles / Number of Beds* | Number of Occupied Beds | *Parked Vehicles / Number of Occupied Beds* | Total Number of Employees | *Parked Vehicles / Number of Employees* |
|---|---|---|---|---|---|---|---|
| **The Village at Brookfield Commons** (approximately 3:00 PM) | **60** | 100 | *0.60* | 99 | *0.61* | 52 | *1.15* |
| **The Village at South Farms - Middletown** (approximately 2:00 PM) | **48** | 107 | *0.45* | 106 | *0.45* | 52 | *0.92* |
| **Carriage Green at Milford** (approximately 3:00 PM) | **44** | 109 | *0.40* | 106 | *0.42* | 52 | *0.85* |
| **Coachman Square at Woodbridge** (approximately 4:00 PM) | **52** | 95 | *0.55* | 89 | *0.58* | 52 | *1.00* |
| ***AVERAGE*** | ***51*** | *103* | ***0.50*** | *100* | ***0.51*** | *52* | ***0.98*** |

*Note: Data collected on Tuesday June 25, 2013*

*Average rates are weighted*